

Commerce Saint-Mandrier-sur-Mer 253 m<sup>2</sup>

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PRIX DE VENTE : 900 000 €

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## DESCRIPTION

With a total seating capacity of 150 spread over an area of 330 m<sup>2</sup>, the restaurant features two spacious and welcoming terraces. Founded 18 years ago, it has built a solid reputation in the region and boasts remarkable profitability. Additionally, it offers real growth opportunities, with various development prospects to explore.

The restaurant's refined and warm decor, combined with a seaside ambiance and stunning views, makes it a must-visit spot for locals and visitors alike. The market-fresh cuisine, renowned for its freshness and quality, coupled with a family-friendly atmosphere, attracts a loyal clientele. This popularity is reflected in the excellent ratings and reviews on social media, demonstrating customer satisfaction.

The kitchen is equipped with recent, well-maintained professional equipment, ensuring optimal efficiency and quality in dish preparation. The modern equipment facilitates the staff's work and contributes to the establishment's gastronomic reputation.

In addition to the main dining area on the ground floor, the restaurant has a second dining room on the first floor, offering an intimate atmosphere and magnificent views. This additional room allows for private events or group gatherings, thus increasing the establishment's total capacity. Moreover, the restaurant features a rooftop, perfect for outdoor evenings and special events, offering panoramic views that will delight the customers.

On the second floor of the restaurant, a 50 m<sup>2</sup> apartment is included in the sale. This space is ideal for the owners, providing convenient and comfortable accommodation in close proximity to the establishment. The apartment includes several well-designed rooms, offering all necessary comforts.

Finally, this restaurant represents a unique opportunity for investors or restaurateurs looking to take over a renowned and profitable establishment, while benefiting from a pleasant living environment thanks to the included apartment.

For more information or to arrange a private visit, please contact:

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Information about the risks this property is exposed to is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Commerce	Surface :	253.33 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	1 bedroom		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

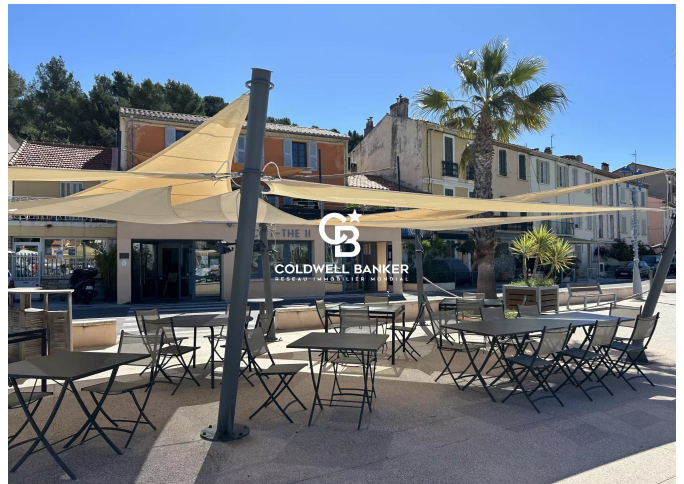
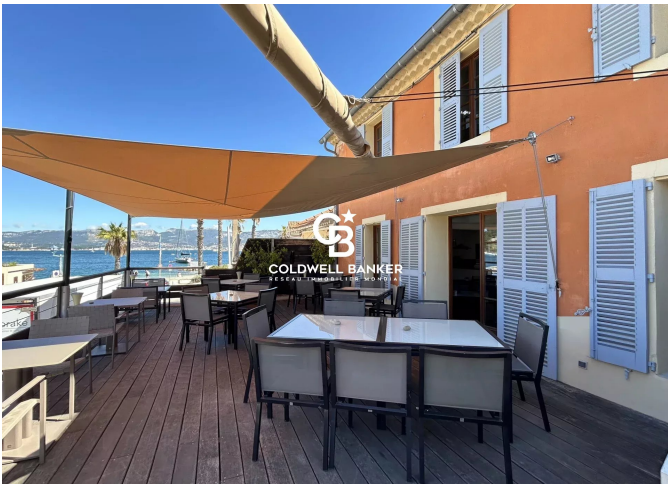
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 377

Indice d'émission de gaz à effet de serre (GES) : C 15



**COLDWELL BANKER**  
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